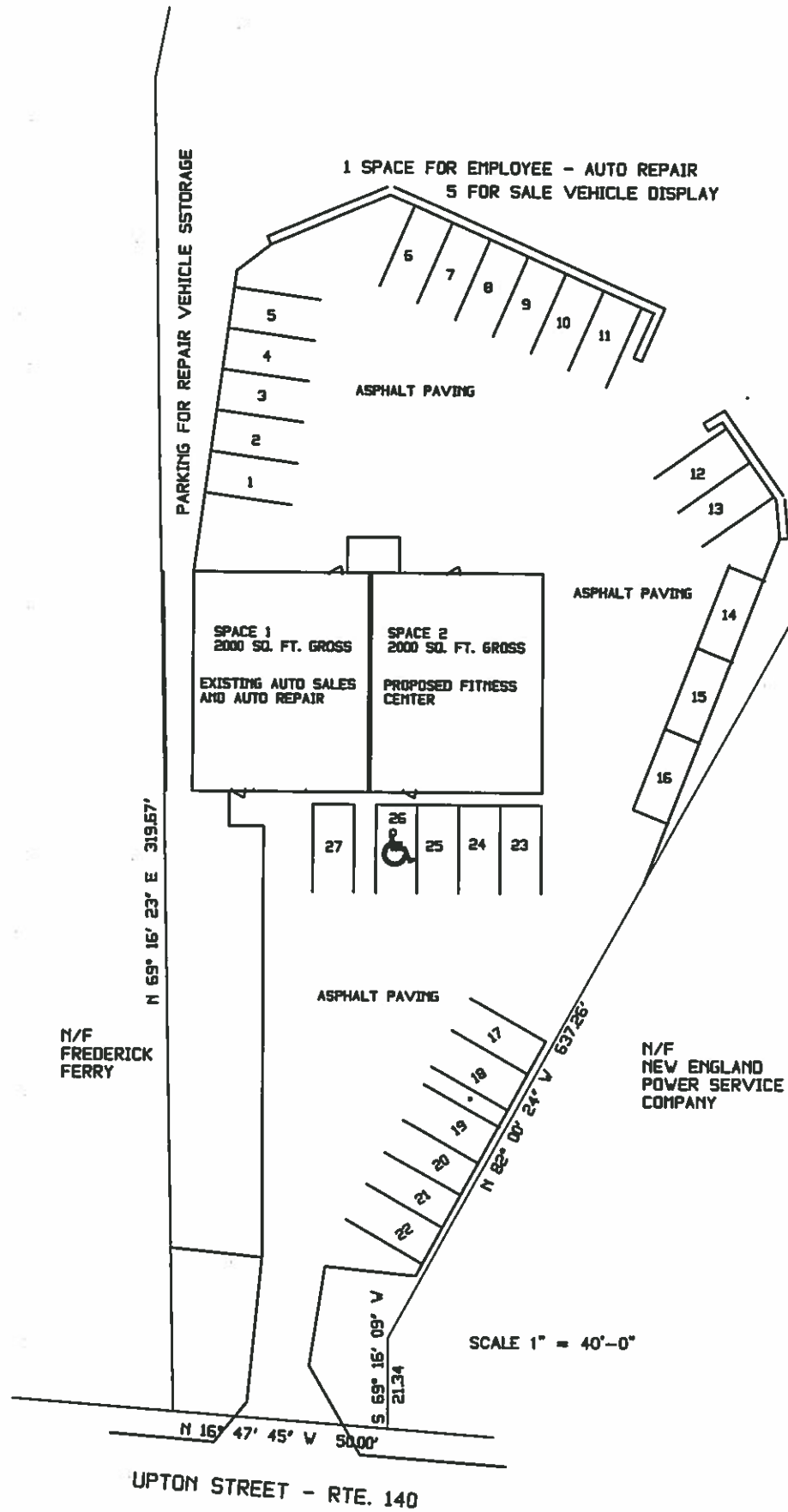
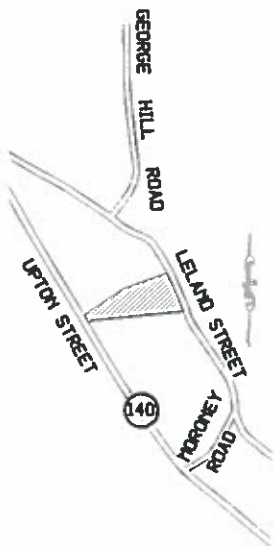


PROPERTY AT 279 UPTON STREET
OWNER/APPLICANT - ME REALTY, LLC
P.O. BOX 639
SHREWSBURY, MA 01545

ZONING DISTRICT R-80
AGRICULTURAL



TENANT - SPACE 2 (RIGHT SIDE)
BUSINESS NAME - FITNESS ASYLUM
HOURS OF OPERATION:
5:00 AM TO 10:00 PM
7 DAYS A WEEK
CLASS SIZE - 20
EMPLOYEES - 2

PARKING REQUIREMENTS
PER TABLE 4.2.2 OF THE ZONING BYLAW
BUILDING 80' x 50' = 4000 SQ. FT.

TENANT SPACE 1 (LEFT SIDE)
AUTOMOBILE REPAIR AND SALES
CATEGORY - OTHER BUSINESS USE:
TRANSPORTATION, INDUSTRIAL & UTILITY
REQUIREMENT 1 SPACE PER 1.3 EMPLOYEES
2 EMPLOYEES/1.3 = 1.5 SPACES - USE 2
SPACES IN ADDITION TO TABLE 4.2.2
AUTO SALES DISPLAY - 5 SPACES
AUTO REPAIR STORAGE - 5 SPACES
TOTAL 12 SPACES REQUIRED TENANT 1
PARKING SPACE 27 IS
FOR THE AUTO SALES
MANAGER

TENANT SPACE 2 (RIGHT SIDE)
PHYSICAL FITNESS USE
CATEGORY - OTHER BUSINESS USE:
LESS THAN 2000 SQ. FT.
REQ'D. PARKING SPACES - 200 SQ. FT.
PER PARKING SPACE.
GROSS AREA = 2000 SQ. FT. - 80 SQ. FT.
UTILITY AND STORAGE = 1920 SQ. FT.
NUMBER REQ'D. = 1920/200 = 9.6 - USE 10
2 EMPLOYEES - USE 2 SPACES
TOTAL 12 SPACES REQUIRED TENANT 2
PARKING SPACES 12 - 24
ARE FOR THE FITNESS
CENTER PARKING

NOTE: THE TENANT WILL BE SEEKING
APPROVAL FOR A SIGN THAT CONFORMS
WITH THE ZONING BYLAW THROUGH THE
BUILDING DEPARTMENT

THE LAND IS PRESENTLY USED FOR
COMMERCIAL AND AGRICULTURAL
PURPOSES. THE EXISTING BUILDING IS
PRESENTLY USED FOR MOTOR VEHICLE
REPAIR AND SALES.
THE PROPOSED USES OF THE LAND
WILL REMAIN COMMERCIAL AND
ARICULTURAL. THE PROPOSED USE OF
THE EXISTING BUILDING WILL BE
COMMERCIAL AND RECREATIONAL -
PHYSICAL FITNESS FACILITY.

EXHIBIT 10

RECEIVED

MAR 11 2019

PLANNING BOARD
GRAFTON, MA

PROPERTY LINE INFORMATION AND BUILDING
LOCATION ARE FROM A PLAN DONE BY
GUERRIER & HANLON, INC. ENTITLED:
THOMAS S. AND VIRGINIA S. BAKER
PLAN OF LAND IN GRAFTON MASS.

FIELD MEASUREMENTS WERE TAKEN BY
MVA ENGINEERING COMPANY TO VERIFY
THE LOCATION OF THE PAVED AREAS

S-1

ME REALTY TRUST	SITE PLAN
P.O. BOX 639	ASSESSOR'S MAP 102 LOT 37A
SHREWSBURY, MA	
LOCATION - 279 UPTON STREET	DRAFT: MDM
GRAFTON, MA	DATE: 1/23/19
	REV: 3/6/19 REV: 3/10/19

COPY



MVA ENGINEERING COMPANY
633 MAIN STREET
SHREWSBURY, MASSACHUSETTS 01545
PH 508 845 7800 FAX 508 845 7805